

**WILLIAMSBURG
BOARD OF ZONING APPEALS
MINUTES**

May 6, 2003

The regular meeting of the Williamsburg Board of Zoning Appeals was held on Tuesday, May 6 at 3:00 p.m. in the Williamsburg Municipal Building, 401 Lafayette Street.

ATTENDANCE

Present were Board members Carr, Kafes, Chohany, and Knudson. Board member White was absent. Also present were Zoning Administrator Murphy and Secretary Scott.

CALL TO ORDER AND MINUTES

Chairman Carr called the meeting to order.

After a correction made by Mr. Kafes, Mrs. Knudson moved that the minutes of the April 1, 2003 meeting be approved as corrected. The motion was seconded by Mr. Chohany and carried by roll call vote of 4-0.

PUBLIC HEARINGS

BZA #03-09: Request of Jeff and Gina Drifmeyer for a special exception from Section 21-896 of the Zoning Ordinance to construct an addition 9.6 feet from the side property line instead of 15 feet as currently required by the Zoning Ordinance. A portion of the existing dwelling is located 9.1 feet from the right side property line. The property is located at 133 Berkeley Lane, Williamsburg Tax Map Number 552-(0A)-00-001 and is zoned Single Family Dwelling District RS-1. Approved.

Chairman Carr introduced the request for a special exception and invited the applicant to comment.

Property owner, Jeff Drifmeyer, stated that the proposal is for a 20 x 16 foot addition incorporating the existing 10 x 16 foot screen porch. The addition will include a new master bedroom, bath and laundry, and materials will be consistent with the existing dwelling. He continued by saying that although they will need to remove a couple of trees, he is working with an arborist in order to minimize the impact on the yard and trees. There is no City sanitary sewer hookup along this section of Berkeley Lane at this time, but Mr. Drifmeyer said he will explore the hookup at a future date.

Comments from Board included:

- This is an older neighborhood and the desire to make improvements is appreciated.
- The addition doesn't greatly encroach and is not a hinderance to neighboring properties.
- The lot has an odd slope to it and it appears the only way to put an extension on is the option proposed. (Mr. Drifmeyer confirmed that they have investigated a number of options and found this to be the only viable one.)

Mr. Chohany moved that the special exception to construct an addition on the rear 9.6 feet from the right side property line instead of 15 feet, be approved based on fulfillment of Zoning Ordinance Section 21-97(f)(2):

- (a) It is designated, constructed and operated to adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property;
- (b) It does not unreasonably impair an adequate supply of light and air to adjacent property;
- (c) It does not increase public danger from fire or otherwise unreasonably restrict public safety;
- (d) It does not impair the established property values in surrounding areas.

Mrs. Knudson seconded the motion which carried by roll call vote of 4-0.

Aye: Carr, Chohany, Kafes, Knudson

No: None

Absent: White

There being no further business the meeting adjourned at 3:15.

Respectfully submitted,

Michael P. Chohany, Secretary
Board of Zoning Appeals